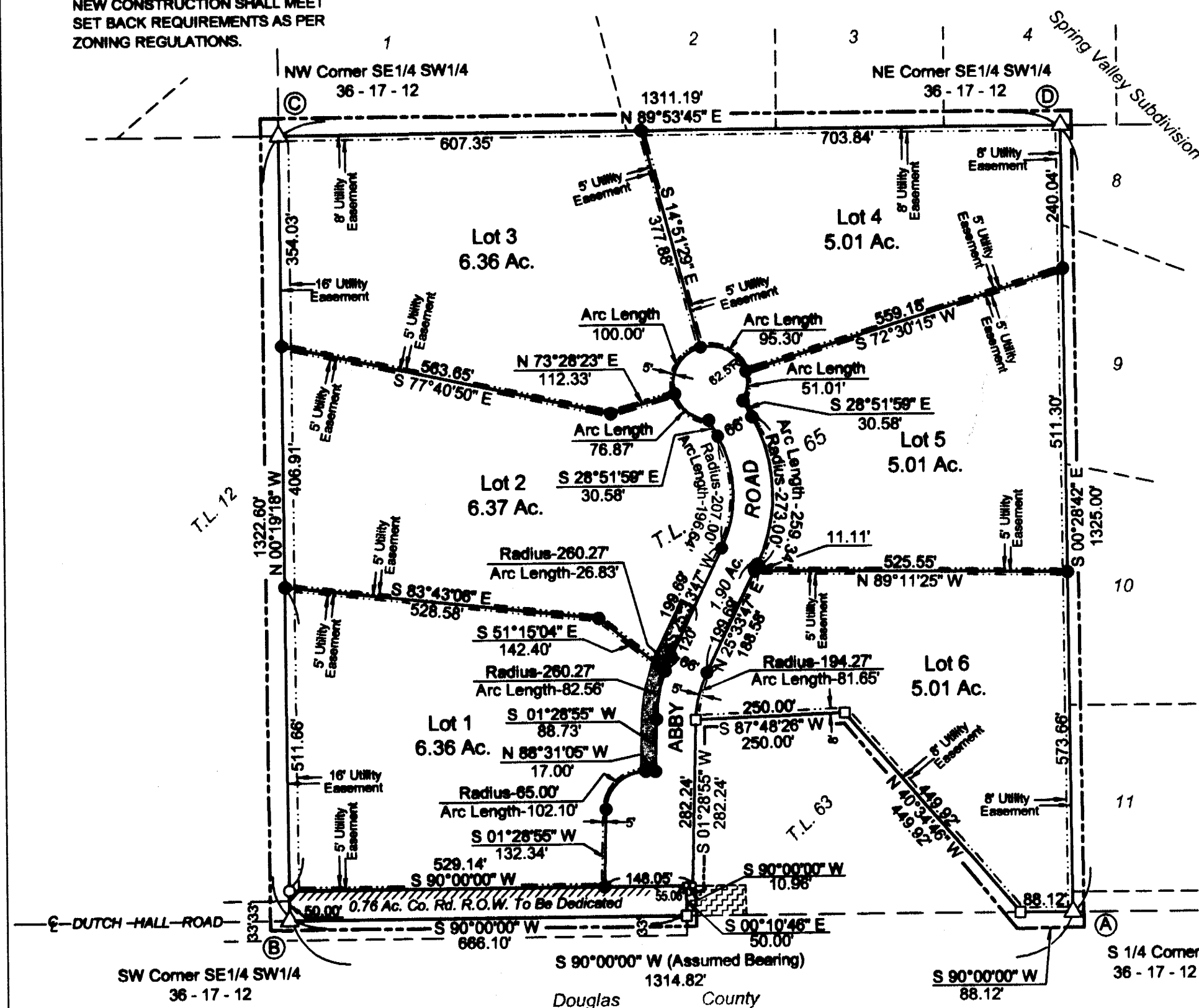


NOTE:  
NEW CONSTRUCTION SHALL MEET  
SET BACK REQUIREMENTS AS PER  
ZONING REGULATIONS.



- TIES TO SUBDIVISIONAL CORNERS:**
- (A) S 1/4 Corner of Section 36-17-12  
FOUND 1-1/2" OPEN-TOP PIPE EXPOSED 0.3'  
27.31' NE to duplex nail in 28" oak tree  
8.86' ENE to duplex nail in 8" tree  
7.95' W to duplex nail in 8" oak tree
- (B) Southwest Corner of the SE 1/4 of the SW 1/4 of Section 36-17-12  
SET 5/8" x 24" REBAR WITH PLASTIC  
CAP STAMPED LS-382 BURIED 0.3'  
5' N to centerline of east-west county road  
5' W to projection of fence line from north  
50.00' N to 5/8" rebar with plastic cap stamped LS-382  
23.75' SSE to 30d spike in fence post  
48.50' SW to 30d spike in fence post
- (C) Northwest Corner of the SE 1/4 of the SW 1/4 of Section 36-17-12  
SET 5/8" x 24" REBAR WITH PLASTIC CAP STAMPED  
LS-382 FLUSH WITH GROUND SURFACE, CORNER  
FALLS IN OLD EAST-WEST FENCE LINE  
7.5' E to north-south fence line  
2.24' E to nail in 30" hackberry tree  
6.83' SE to 30d spike in top of brace post  
4.15' S to 30d spike in brace post
- (D) Northeast Corner of the SE 1/4 of the SW 1/4 of Section 36-17-12  
FOUND 1-1/4" PINCHED-TOP PIPE EXPOSED 0.2'  
ON EAST SIDE OF SMALL GULLY  
18.78' NE to nail in 8" hackberry tree  
23.85' SE to nail in 28" hackberry tree  
13.81' SW to nail in 10" hackberry tree

**COUNTY ROAD SUPERINTENDENT'S APPROVAL:**  
The Final Plat of "Lazy S Ranches Subdivision" as shown  
and described hereon was approved by the Washington  
County Road Superintendent on this \_\_\_\_\_ day  
of \_\_\_\_\_, A.D., 2008.

County Road Superintendent

**COUNTY SURVEYOR'S REVIEW:**  
The Final Plat of "Lazy S Ranches Subdivision" as shown  
and described hereon was reviewed by the Washington  
County Surveyor's Office on this \_\_\_\_\_ day of  
\_\_\_\_\_, A.D., 2008.

Washington County Surveyor  
Richard L. Hansen

**TREASURER'S CERTIFICATION:**  
This is to certify that I find no regular or special  
taxes due or delinquent against the property described  
in the legal description on this Surveyor's Certificate and  
embraced within this plat as shown by the records of this  
office on this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2008.

Washington County Treasurer

**COUNTY PLANNING COMMISSION APPROVAL:**  
The Final Plat of "Lazy S Ranches Subdivision" as shown  
and described hereon was approved by the Washington  
County Planning Commission on this \_\_\_\_\_ day  
of \_\_\_\_\_, A.D., 2008.

Chairman

**COUNTY BOARD OF SUPERVISORS APPROVAL:**  
The Final Plat of "Lazy S Ranches Subdivision" as shown  
and described hereon was approved and accepted by the  
Washington County Board of Supervisors on  
this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2008.

Chairman of the Board

ATTEST:  
Washington County Clerk

— Final Plat —  
**LAZY S RANCHES SUBDIVISION**  
A SUBDIVISION OF TAX LOT 65, ALL LYING IN THE  
SE 1/4 OF THE SW 1/4 OF SECTION 36,  
TOWNSHIP 17 NORTH, RANGE 12 EAST  
OF THE 6th PRINCIPAL MERIDIAN,  
WASHINGTON COUNTY, NEBRASKA.

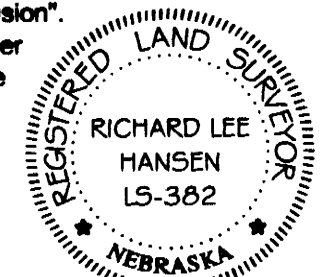
**LEGAL DESCRIPTION:**

Part of the SE 1/4 of the SW 1/4 of Section 36, Township 17 North, Range 12 East of the 6th Principal Meridian, Washington County, Nebraska, and more particularly described as follows:  
Beginning at the S 1/4 Corner of Section 36, Township 17 North, Range 12 East; thence S 90°00'00" W (assumed bearing) along the southerly line of the SW 1/4 of said Section 36 a distance of 88.12 feet to an iron found at the Southeast Corner of a tract of land as surveyed by Richard L. Hansen, LS-382 and dated September 11, 2006; thence along the easterly, northerly and westerly lines of said surveyed tract of land as follows: N 40°34'46" W a distance of 449.92 feet; thence S 87°48'26" W a distance of 250.00 feet; thence S 01°28'55" W a distance of 282.24 feet; thence S 90°00'00" W a distance of 10.96 feet; thence S 00°10'46" E a distance of 50.00 feet to an iron found at the Southwest Corner of said surveyed tract of land and on the southerly line of said SW 1/4; thence departing the westerly line of said surveyed tract of land S 90°00'00" W along the southerly line of said SW 1/4 a distance of 666.10 feet to the Southwest Corner of the SE 1/4 of the SW 1/4 of said Section 36; thence N 00°19'18" W along the westerly line of said SE 1/4 SW 1/4 a distance of 1322.60 feet to the Northwest Corner of said SE 1/4 SW 1/4; thence N 89°53'45" E along the northerly line of said SE 1/4 SW 1/4 a distance of 1311.19 feet to an iron found at the Northeast Corner of said SE 1/4 SW 1/4; thence S 00°28'42" E along the easterly line of said SE 1/4 SW 1/4 a distance of 1325.00 feet to the Point of Beginning and containing 36.78 acres, more or less.

**SURVEYOR'S CERTIFICATION:**

I hereby certify that I have made a boundary survey for the subdivision described hereon and that permanent markers have been found or set at all accessible corners of said boundary and that a 5/8" x 24" rebar with a plastic cap stamped LS-382 will be set at all lot corners, angle points and at the ends of all curves within said "Lazy S Ranches Subdivision".  
I further certify that the survey shown and described hereon was made under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Richard L. Hansen  
Registered Land Surveyor  
Registration No. LS-382  
Date: February 8, 2008  
Client: George Vogel  
Job No.: 07-033



**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT:

George F. Vogel and Marlene J. Vogel, being owners of the property described in the Certification of Survey and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown hereon, said subdivision to be hereafter known as "LAZY S RANCHES SUBDIVISION" and we do hereby ratify and approve of the disposition of the property as shown on this plat and we do hereby dedicate to the public for public use the streets, avenues and circles and we do hereby grant easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, Qwest Communications and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat and power and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded and we do further grant a perpetual easement to the City of Blair and Aquila, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities and to extend thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all cul-de-sac streets. No permanent buildings or retaining walls shall be placed in said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

IN WITNESS WHEREOF, said owners have caused these presents to be signed this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2008.

George F. Vogel, Owner

Marlene J. Vogel, Owner

**ACKNOWLEDGMENTS:**

STATE OF NEBRASKA )  
) ss  
WASHINGTON COUNTY )

The foregoing instrument was acknowledged  
by George F. Vogel and Marlene J. Vogel, Owners,  
before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2008.

Notary Public

My Commission Expires: \_\_\_\_\_ (Date)

